

017.0

0001

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

744,500 / 744,500

USE VALUE:

744,500 / 744,500

ASSESSED:

744,500 / 744,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		MARY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KEDAIGLE ERIC A & AMANDA J	
Owner 2:	
Owner 3:	

Street 1: 155 MARY ST	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: XU YU & -
Owner 2: LI HUI -
Street 1: 155 MARY ST
Twn/Cty: ARLINGTON
StProv: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,272 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2044 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 3 Below Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	4272	Sq. Ft.	Site	0	80.	1.15	1			Hwy Vis	-10				394,676				394,700
----------------	------	---------	------	---	-----	------	---	--	--	---------	-----	--	--	--	---------	--	--	--	---------

IN PROCESS APPRAISAL SUMMARY

Use Code Land Size Building Value Yard Items Land Value Total Value							Legal Description			User Acct
101	4272.000	347,200	2,600	394,700	744,500					12088
Total Card	0.098	347,200	2,600	394,700	744,500		Entered Lot Size			GIS Ref
Total Parcel	0.098	347,200	2,600	394,700	744,500		Total Land:			GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	364.31	/Parcel:	364.3		Land Unit Type:			Insp Date
										06/01/12

PREVIOUS ASSESSMENT

Parcel ID 017.0-0001-0010.A									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	101	FV	347,200	2600	4,272.	394,700	744,500	744,500	Year End Roll 12/18/2019
2019	101	FV	266,300	2600	4,272.	419,300	688,200	688,200	Year End Roll 1/3/2019
2018	101	FV	266,300	2600	4,272.	305,900	574,800	574,800	Year End Roll 12/20/2017
2017	101	FV	266,300	2600	4,272.	266,400	535,300	535,300	Year End Roll 1/3/2017
2016	101	FV	228,700	2600	4,272.	226,900	458,200	458,200	Year End 1/4/2016
2015	101	FV	223,000	2600	4,272.	234,300	459,900	459,900	Year End Roll 12/11/2014
2014	101	FV	223,000	2600	4,272.	192,700	418,300	418,300	Year End Roll 12/16/2013
2013	101	FV	223,000	2600	4,272.	183,300	408,900	408,900	12/13/2012

SALES INFORMATION

TAX DISTRICT							PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V Tst Verif	Notes		
XU YU &	67217-384		5/9/2016		595,000	No No			
BLOTNER MARK,	58063-390		12/12/2011		386,250	No No			
WELLS FARGO BAN	56613-364		3/17/2011	Bank Sale	290,000	No No			
MOSCHELLA STEPH	56101-588		12/20/2010	Forclosure	272,000	No No			
MOSCHELLA STEPH	33193-424		7/1/2001		362,000	No No			
	17589-68		11/1/1986		175,900	No No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2011	856	Redo Kit	15,500					REPL KIT CABS & 2

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2012	Measured	JBS	JOHN S
4/19/2012	Info Fm Prmt	BR	B Rossignol
3/12/2012	MLS	EMK	Ellen K
5/4/2009	Measured	372	PATRIOT
10/4/1999	Meas/Inspect	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

